

West Bengal Real Estate Regulatory Authority  
Calcutta Greens Commercial Complex (1st Floor)  
1050/2, Survey Park, Kolkata- 700 075

Complaint No. WBRERA/COM000968

Vikash Kumar Rawat. .... Complainant.

Vs.

DJSS Reality Pvt. Ltd. . .... Respondent.

| Sl. Number and date of order | Order and signature of Authority   | Note of action taken on order |
|------------------------------|--|-------------------------------|
| 05<br>04.12.2025             | <p>The Complainant, Vikash Kumar Rawat appeared physically and his Learned Advocate, Subham Pandey appeared online at the time of hearing of the instant Complaint. The Complainant has filed hazira and the Learned Advocate is hereby directed to submit hazira online or physically which shall be kept in record.</p> <p>The Respondent, DJSS Reality Pvt. Ltd is absent at the time of hearing. Although one, Mr. Pradipta Bose appeared at the time of hearing without proper Authorization from the respondent for filing some papers and then he was directed to file the same before the Office of the Authority.</p> <p>The Learned Advocate of the Complainant stated as per Order No. 4 dated 29.08.2025 he has resent the copy of the Affidavit and accordingly he has submitted the Affidavit of Service wherefrom it is clear that the Respondent has received the same. Further he stated that the copy of the Affidavit in Response has been received by him yesterday i.e. on 03/12/2025 and he wants to file Rejoinder Affidavit with regard to the Affidavit in Response filed by the Respondent.</p> <p>The Respondent's Affidavit-in-Response has not yet been submitted before the Authority and thus the Respondent has violated the Order No. 1, 2, 3 and 4 11/2/2025, 11/04/2025, 28/5/2025 and 29/08/2025 respectively moreover, vide Order No. 3 the Respondent was asked for submitting Registration Certificate and/or reports regarding compliance of Sections 3, 4, 11, 14 and 19(2) of the RERA Act, 2016 and WBRERA Rules, 2021 but same has not been complied with as per direction of this Authority which amounts to invoke penalty under Section 63 of Real Estate (Regulation and Development) Act, 2016.</p> <p>After hearing both parties, the Authority is pleased to give the following directions:-</p> <p>a) The Complainant is hereby directed to file Rejoinder Affidavit in response to the Written Response sent to him by the Respondent, if any, annexing therewith notary attested/self-attested copy of</p> |                               |

supporting documents, if any, and send the Affidavit ( in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **2 (two) weeks** from the date of receipt of the instant Order by email; and

- b) The Respondent is given **7 (seven) days** time for filing Written Response with regard to the Affidavit and Rejoinder Affidavit filed by the Complainant, annexing therewith notary attested/self-attested copy of supporting documents, if any, and send the Affidavit ( in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan copies, from the date of receipt of the Rejoinder Affidavit of the Complainant either by post or by email whichever is earlier; and
- c) The Respondent is directed to show cause as to why penalty under Sections 60, 61 and 63 of the West Bengal Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021 and should not be imposed upon him from 28/05/2025 along with his Written Response.

Fix after **4 (four) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority